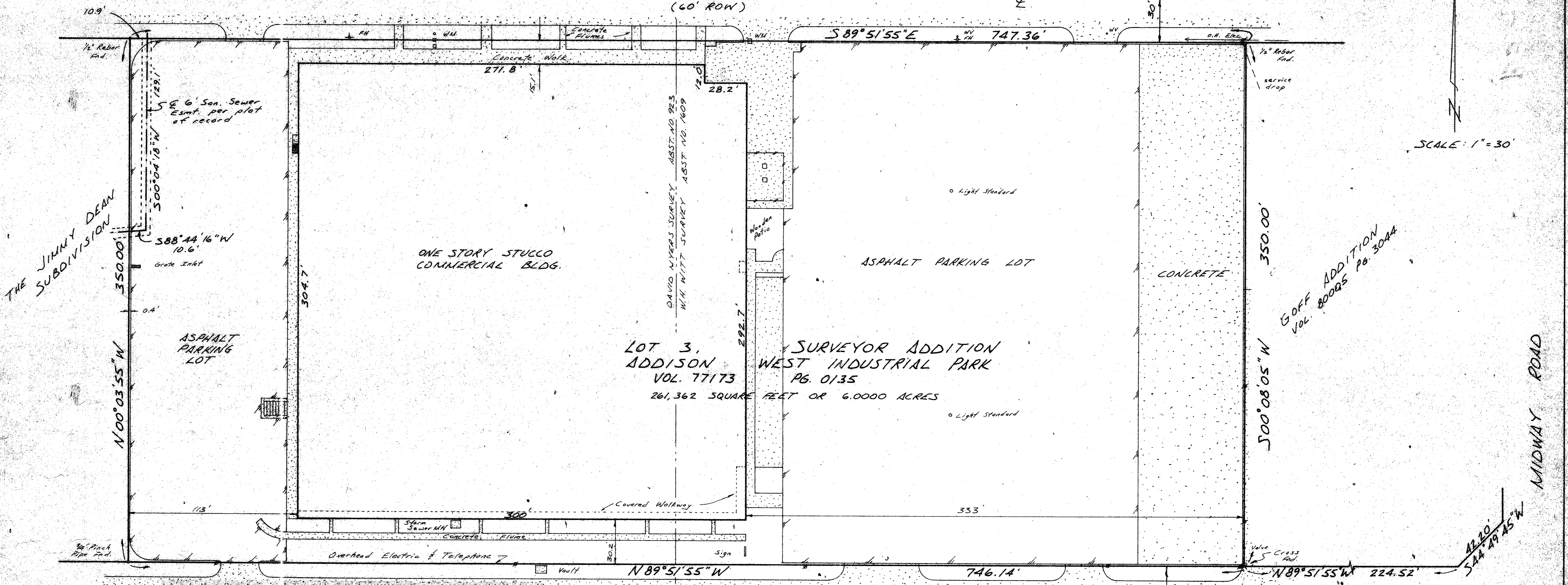


CENTURION DRIVE

(60' ROW)

E



SCALE: 1" = 30'

THE JIMMY DEAN SUBDIVISION

ONE STORY STUCCO COMMERCIAL BLDG.

ASPHALT PARKING LOT

CONCRETE

LOT 3, ADDISON SURVEYOR ADDITION WEST INDUSTRIAL PARK VOL. 77173 PG. 0135 261,362 SQUARE FEET OR 6.0000 ACRES

GOFF ADDITION VOL. 80005 PG. 3044

MIDWAY ROAD

BELT LINE ROAD

(100' ROW)

E

**FIELD NOTES**

BEING all of Lot 3 of SURVEYOR ADDITION, ADDISON WEST INDUSTRIAL PARK, an addition to the City of Addison, Dallas County, Texas, as recorded in Volume 77173 at page 0135 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCE at an iron rod found at the southwest corner of a corner cut-off at the intersection of the west line of Midway Road (a 100 foot right-of-way) and the north right-of-way line of Belt Line Road (a 100 foot right-of-way);

THENCE S89°51'55"W along the north line of Belt Line Road a distance of 224.52 feet to a cross cut in concrete found for corner at the Point of Beginning of this description;

THENCE S89°51'55"W, parallel along the north line of Belt Line Road a distance of 746.14 feet to a plain pipe found for corner;

THENCE N00°03'55"W a distance of 350.00 feet to an iron rod found for corner in the south line of Centurion Drive;

THENCE S89°51'55"E along the south line of said Centurion Drive a distance of 747.36 feet to a found iron rod for corner;

THENCE S00°08'05"W a distance of 350.00 feet to the POINT OF BEGINNING, containing 261,362 square feet or 6.0000 acres of land, and being subject to any easements and rights-of-way of record.

TO: DIANA CHENG, AND TO HER TITLE INSURANCE COMPANY, AND TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED;

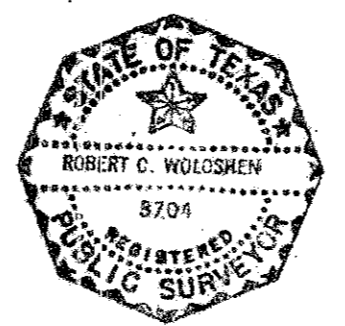
I, Robert C. Wulfsberg, do hereby certify that on the 14th day of May, 1994, this survey was made on the ground, under my supervision, according to the field notes shown on this survey, and correctly show the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property; the location of all rights-of-way, easements and any other matters of record (or of which I have knowledge of or have been advised, whether or not of record) affecting the property. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, no encroachments on adjacent property, streets or alleys by any improvements on subject property, party walls or conflicts or protrusions; the property has adequate ingress and egress to and from the subject property as provided by Centurion May and Belt Line Road; the easements being saved, dedicated public rights-of-way maintained by the City of Addison and/or the County of Dallas; all building setback lines on the subject property which I have knowledge of are located as shown hereon; no part of the subject property lies within a flood plain or flood prone area or a flood way of any body of water according to the Dallas County Flood Prone Area Map dated 1978.

UNABLE TO LOCATE TP&L EASEMENTS:  
 VOL. 1313 PG. 587  
 VOL. 1319 PG. 432  
 VOL. 3594 PG. 495

SANITARY SEWER EASEMENT RECORDED IN VOL. 67009 PG. 0023 TO THE CITY OF ADDISON APPEARS TO BE THE SAME EASEMENT AS SHOWN ON PLAT OF RECORD IN NORTHWEST CORNER OF PROPERTY.

LEASE AGREEMENTS AFFECT ENTIRE PROPERTY: VOL. 77165 PG. 3256, VOL. 80073 PG. 1819, VOL. 80235 PG. 1540

R.C. W



**SURVEY PLAT**  
 LOT 3, SURVEYOR ADDITION, ADDISON WEST INDUSTRIAL PARK VOL. 77173, PG. 0135, CITY OF ADDISON, DALLAS COUNTY, TEXAS

DALLAS SURVEYING CO.  
 5906 E. MOCKINGBIRD  
 DALLAS, TEXAS 75206  
 827-9026

Abst # 1609